



Ref : 9709LRC

18th century Bastide in lively village on road of ST Jacques de Compostelle

Area Montgesty



Habitable : 350 m²



Usable : 442 m²



Land : 1 170 m²

420 000 €

Maison de maître for sale Lot. In a lively village in Bouriane, beautiful 18th century stone Bastide in a quiet residential area, 350 m² of living space with garage and enclosed landscaped garden of 1170 m² planted with fruit trees, roses and other ornamental trees.

IN SUMMARY

Rooms : 11
Bedrooms : 7
Bathrooms : 7

Swimming pool : no
Garage place : 1
Parking space : 2
Outbuildings : yes



Wood and Fuel



Adsl
Fiber

Advantages : close to the shops by foot | close circuit de St Jacques de Compostelle

SERVICES



1st Shops : 1 mn



All shops : 1 mn



Health : 20 mn



Kindergarten : 1 mn

Elementary : 1 mn

Middle School : 15 mn

High school : 20 mn



20 mn



40 mn



20 mn



60 mn

ENERGY INFORMATION

Consommation conventionnelle 0,00 kWh/m².an
Pas de données

Estimation des émissions 0,00 kg éqCO₂/m².an
Pas de données

A B C D E F G

A B C D E F G



Maisons & Chateaux

12 pl. A. de Solminihac - 46000 CAHORS
Tel +33 (0)5 65 35 63 32
contact@maisonsetchateaux.com

DESCRIPTION

Main entrance 22.46 m²

Living/dining room 47 m² with fireplace

Fireplace/insert and old stone sink

Kitchen 22 m² equipped and arranged leading to

Terrace 200 m², paved with stones to the west

Storage room 3,17 m² and separate WC

Bedroom 1- 25 m², parquet, dressing

Bathroom en suite 6,20 m²

Storage room 3 m², WC/separate hand wash basin

Office 10,18 m² with access to

Bedroom 2- 17,50 m² with

Bathroom 5 m² en suite

To the right of the main entrance hallway 11.14 m² leading to 2nd street side entrance

Following staircase 3.65 m² leading to 1st and attic.

1st floor via spiral staircase from main entrance

Landing/hallway 13.23 m², parquet floor

Shower room 6,86 m², parquet floor

Corridor 13.50 m² with access from the second entrance staircase, wooden floor serving

Bedrooms 3, 4 and 5.

Bedroom 3- 18,86 m² 2 large windows overlooking the garden

Bedroom 4- 24 m² with dressing room

Bedroom 5- 24 m² with dressing room

To the right of the staircase: 4 steps on intermediate level

Storage room 6 m², parquet floor and cupboards

Bedroom 6- 50,27 m² with parquet floor and built-in cupboards

Bathroom 5,74 m² next

Bedroom 7- 20 m², parquet floor and large cupboard/dressing room

Cellar 1- 42,34 m² with boiler

Cellar 2- 25.50 m

Garage 24 m², with electric door

Landscaped garden of 1170 m², cherry tree, pear tree, lime tree, magnolia

Comfort of the house

Fuel central heating and wood burner

Tank 3000 L

Well with water all year round

Waste water evacuation: mains drainage

Are you interested ?



Marie

(+33) (0)5 65 35 63 32

contact@maisonsetchateaux.com



Maisons & Chateaux

12 pl. A. de Solminihac - 46000 CAHORS

Tel +33 (0)5 65 35 63 32

contact@maisonsetchateaux.com